



**Town of Cheswold Planning
Commission Meeting Agenda**
Meeting Notice Posted: *December 15, 2022*
Agenda Posted: **August 2, 2023**

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ZOOM ACCESS

NOTE: ZOOM is available to anyone who desires to attend the meeting remotely

Via Computer::
<https://us02web.zoom.us/j/9728359352>

Meeting ID: 972 835 9352

Via Cell Phone:
1-929-205-6099 Meeting ID: 9728359352#

Date: August 10, 2023 – 5:00 pm

Place: Cheswold Town Hall

691 Main Street

Cheswold, Delaware 19936

Building Attendees: Commissioners; Town Engineer; Code Enforcement
Officer; Land Use Administrator **ONLY**

Applicant Attendees are welcome at Town Hall - All Others: via ZOOM ONLY please

AGENDA

1. Call the meeting to order.
2. Salute to the flag
3. Moment of Silence
4. Confirmation – Meeting Properly Posted
5. Roll Call of the Commission to ensure a quorum.
6. Review of the agenda; motion to accept as presented or as amended.

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7. Review of the previous meeting minutes; motion to accept as presented or as amended.

**Monthly Commission Meeting
July 13, 2023 Minutes**

8. NEW BUSINESS –

a. Review of Land Use Ordinance

- Article 8. Dimensional and Density Standards
 - Table 8-4. Dimensional and Density Standards for Accessory Buildings and Structures
 - Table 8-5. Permitted Projections into Required Yards

Note: Town Engineer Tom Wilkes made comments about some of the requirements included in these tables, that were not addressed in last month's meeting. Please see attached document for topics of discussion.

b. Pools

- Discuss feasibility of adding Pools and their associated documentation to the Land Use Ordinance

c. Selection of Planning Commission Chairperson

9. OLD BUSINESS –

- a. Review of Revisions to Article 4. Administrative Procedures
- Pages 8 – 14 ON HOLD UNTIL NEXT MONTH

10. Town Engineer's Comments – On Vacation

11. Land Use Administrator Comments

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12. Commissioner Comments

Commissioner Mike Callender –

Commissioner Barbara Cooper –

Commissioner David Naples –

Vice Commissioner Stephen Williams –

Chairperson Commissioner Schultz' Comments

12. Next Meeting Date – Thursday, September 14, 2023; 5:00 pm; Town Hall

13. Motion to Adjourn

29 Del C Para 10004 Sec. (e) (2)... "The agenda shall be subject to change to include additional items, including executive sessions or the deletion of items, including executive sessions which arise at the time of the public body's meeting".

Tom's Response

6-21-2023

Town of Cheswold Land Use Ordinance

Article 8. Dimensional and Density Standards

Add to August Agenda

Table 8-4. Dimensional & Density Standards for Accessory Buildings and Structures

Standard	Attached Accessory Buildings	Detached Garage	Other Detached Accessory Buildings	Service Station Pumps and Pump Islands
Location	Side and rear yards	Rear yard	Rear yard	Within any yard
Setbacks				
Front	Same as principal building	N/A	N/A	15 feet
Side-interior	Same as principal building	5 feet ^{10'} <i>close</i>	7 feet <i>5' or 10'</i>	15 feet
Side-corner	Same as principal building	Same as principal building	Same as principal building	15 feet
Rear	Same as principal building	5 feet ^{10'} <i>close</i>	7 feet <i>5' or 10'</i>	15 feet
Distance from main building	N/A	10 feet	10 feet	
Distance from dwelling on adjacent Residential Lot	N/A	20 feet	20 feet	N/A
Maximum Height	Same as principal building	15 feet	12 feet	N/A
Maximum Lot Coverage	Must be included in coverage for principal building	25% of rear yard <i>and no more than</i>	25% of rear yard	N/A

why are these Regulated

Table 8-5. Permitted Projections into Required Yards

Type of Projection	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Air conditioners and heat pumps either free-standing or wall-mounted	Not permitted	5 feet	5 feet	5 feet
Aluminum siding, brick veneer, and similar applications to existing structures	9 inches	9 inches	9 inches	9 inches
Awning in commercial or industrial zones	5 feet	5 feet	5 feet	5 feet
Balconies, bay windows, entrances, oriels, and vestibules less than 10 feet wide	3 feet	3 feet	3 feet	3 feet
Carports	5 feet <i>NP</i>	3 feet <i>NP</i>	2 feet <i>NP</i>	5 feet
Chimneys	2 feet	2 feet	2 feet	2 feet
Cornices and eaves	2 feet	2 feet	2 feet	2 feet
Decks, platforms, or similar raised structure <i>(pool)</i>	Not permitted	Not permitted	Not permitted	6 feet
Fire escapes	5 feet	5 feet	5 feet	5 feet
Outside stairways	Not permitted	Not permitted	Not permitted	6 feet
Ornamental features, such as sills, leaders, belt courses	6 inches	6 inches	6 inches	6 inches
Porches, steps, stoops, terraces, and similar features				
Open	9 feet	3 feet	3 feet	9 feet
Roof covering porches, steps, stoops, terraces	4 feet	Not permitted <i>3</i>	Not permitted <i>3</i>	4 feet
Enclosed, including screened-in porches	Not permitted <i>9</i>	Not permitted <i>3</i>	Not permitted <i>3</i>	Not permitted <i>9</i>

within Setback

Notes:

1. N/A means not applicable.
2. SF means square feet.